

Pre-Charrette Community Outreach

July 21, 2008, BRNCA & HNCA Annual Meeting

July 29, 2008, Community-at-large Meeting



Maps for sections of the Lower Back River Neck peninsula were created for the table exercise outlined below. The maps generally focused on one of each of the “neighborhoods” on the peninsula (Evergreen, Wildwood, Riverside, Barrison Point, Holly Beach, Cedar Beach). Holly Beach was the largest area and had to be broken down into three area maps.

The instructions that were given to each table are provided below. The following pages show each table’s drawings and comments. These exercises were conducted as part of a community planning exercise to help the community understand the future of the peninsula.

Step 1

Locate the table with the map of your neighborhood.

Step 2

Once everyone has been seated around a map, select a “speaker” for your group. This will be the person who reports back to the larger group at the end of this exercise. A Planning Staff member will be on hand to answer questions and help each group take notes.

Step 3

Use the markers provided to begin to mark the following on the maps:

- | | |
|-------|--|
| GREEN | Outline any areas that should not or could not be developed for environmental reasons. |
| RED | Outline any vacant lots that could be developed in the near future. |
| BLUE | Using the panoramic photo provided, draw how tall and wide a new house should be on the vacant lots. |
| BLACK | Create a list of uses that should be allowed in this neighborhood. |

Step 4

Once everyone has completed the exercise the speaker for each table to report back to the entire group on that groups’ findings.

Table Exercises

July 21, 2008 BRNCA & HNCA Annual

No residents present from Wildwood, Riverside, or Barrison Point



Holly Beach Table 1

Residents present were involved in a heated debate about the following:

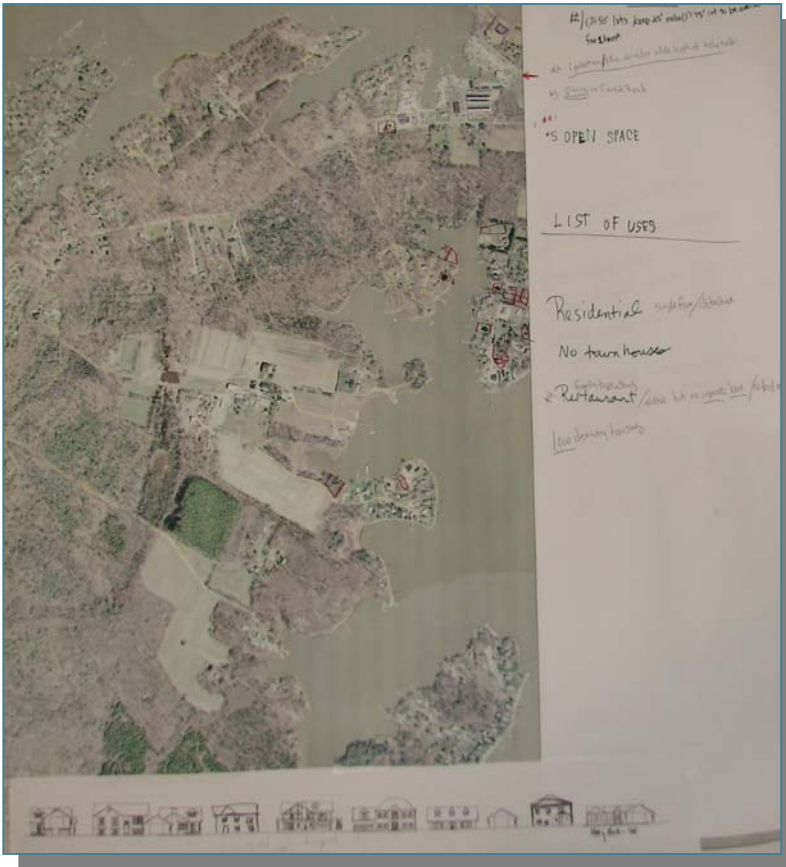
Against new zone
variances—want to always have that option; property rights issues, property owners should be able to do what they want on their property

For new zone
the approval process for a project under the new zone, owner should be required to get 50% of neighborhood approval for any variances

Some Engleberth residents were claiming that neighbors should not have the right to decide what should happen on their property but offered no solutions.

Many people felt there should be a limit on development on existing vacant parcels due to the small width of the streets and safety concerns but they had no idea how they should regulate it and decide who gets to

Lower Back River Neck



Holly Neck Table 2

Combine two 50' foot lots make one 25' and make the other 75' for the development of one house on the 75' lot.

Pedestrian bike shoulder whole length of Holly Neck Road--The group also expressed their feeling to not really bring anymore development to the area. There were concerns about open and recreational space. They also felt that a bike path would be a way to increase driver awareness on Holly Neck and also promote biking.

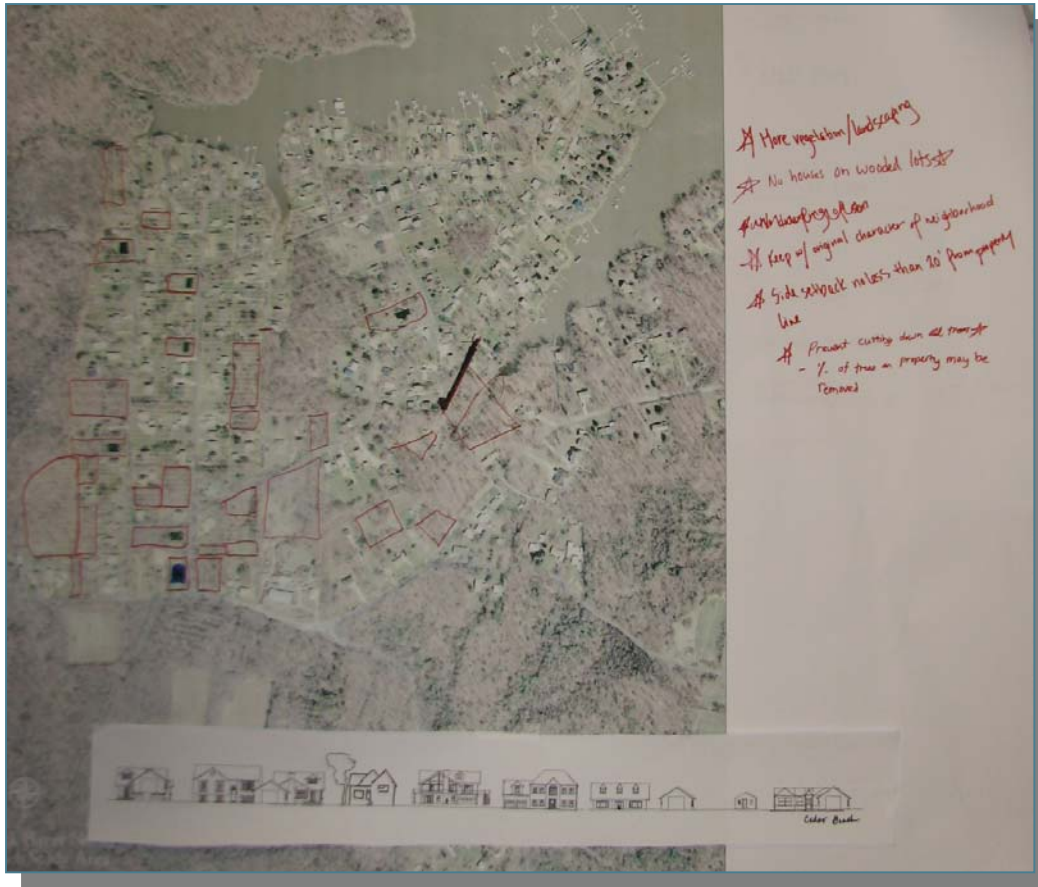
Paving on Fantat Road--It's currently unpaved

Open space--The group agreed they would not like to see a house built on every single vacant lot. Concerned that more development would block many views to the water. Beautify some vacant lots, rather than build on them.

Uses

Allow residential, single family detached
No townhouses, low density--they felt that town homes were unattractive and didn't fit within the existing neighborhood character. Town homes would also block other neighbors views to the water.

Family dining restaurant, alcohol but no separate bar, no loud music



Cedar Beach

No business uses

Trees should be retained

Compatible houses

Setbacks should be compatible, no drastic differences

Keep some vacant lots

Impervious surface should be reduced

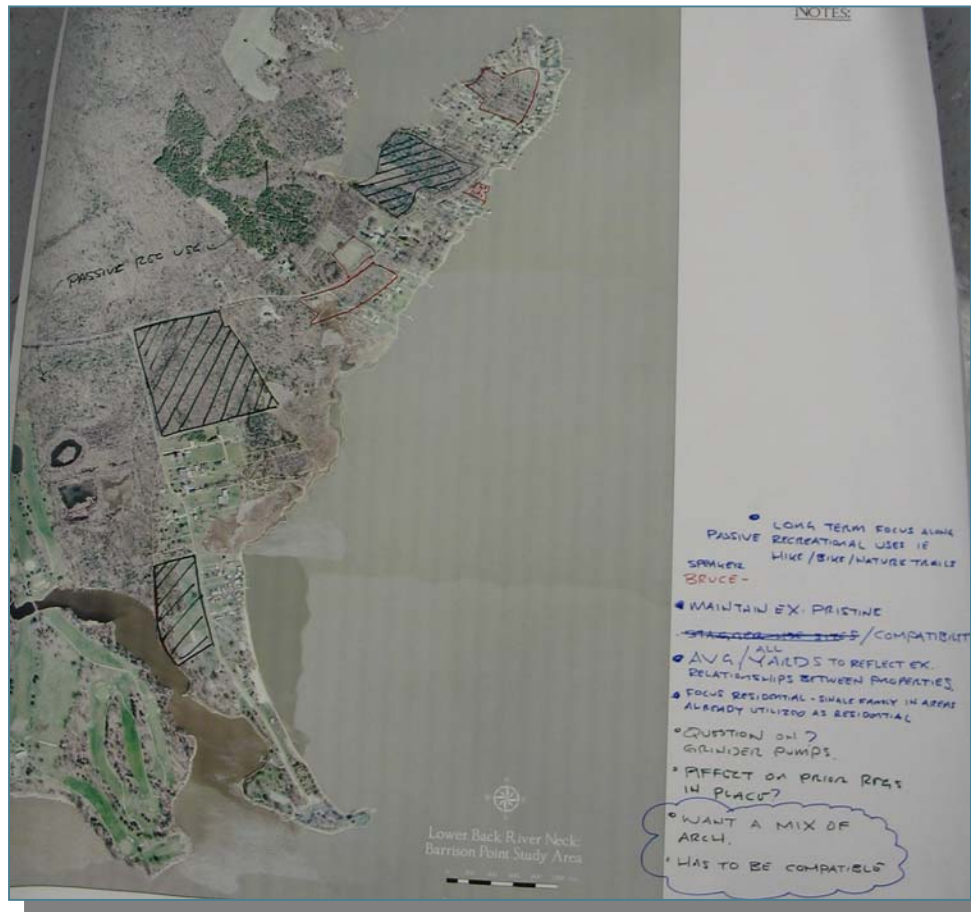
- * More vegetation/landscaping
- * No houses on wooded lots
- * Subdividing often
- * Keep original character of neighborhood
- * Side setback no less than 20 ft from property line
- * Prevent cutting down all trees
- 1/2 of trees on property may be removed

Table Exercises

July 29, 2008 Community-at-large

No residents present from some sections of Holly Beach

July 29, 2008, Community-at-large



Group wants new residential development to be focused at those places already having residential uses established.

Group wants a mix of residential architecture types.

Barrison Point

Keep preservation areas

Peninsula is recreational in nature; add trails, open space (passive)

Infill should be compatible

Side yard, front, back, height—based on averages

No trailers no condos

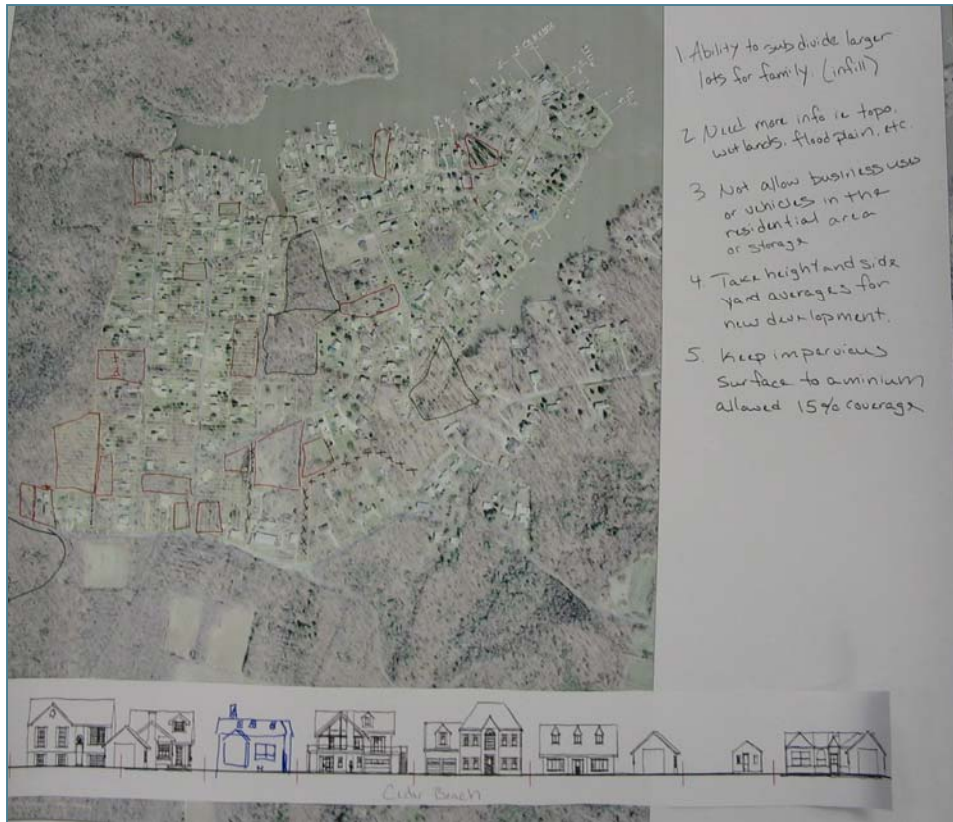
Any "long-range" plans for the point should reflect current passive recreational oriented uses. Examples would include retention of the existing golf course, establishment of bike trails, development of nature based trails and parks.

Group wants much of the large open tracts to remain just that, with no hard development ie pristine.

Group wants any new uses and architecture to be compatible with what is existing, primarily SFD. No large multi-family buildings, marinas large scale retail.

Group wants all required yard setbacks to be established through an averaging exercise involving adjacent properties therefore maintaining a ratio between properties reflecting their relative sizes..

Lower Back River Neck



1. Ability to subdivide larger lots for family (infill)
2. Need more info re topo, wetlands, floodplain, etc.
3. Not allow business use or vehicles in the residential area or storage
4. Take height and side yard averages for new development.
5. Keep impervious surface to a minimum allowed 15% coverage

Cedar Beach

More infill since water and sewer McMansions, pretty but doesn't belong
Protect watershed
Waterfront even smaller lots than interior lots

Drainage issues, wetlands

Keep wooded areas

Lots may develop in future on Maple Road

Small lots, very narrow, should be combined for larger lots

20' side setbacks minimum

No business uses, or storage of business equipment/vehicles only residential uses

Trees should be retained

New homes should be to the ones that already exist

Take height and side yard averages for new development

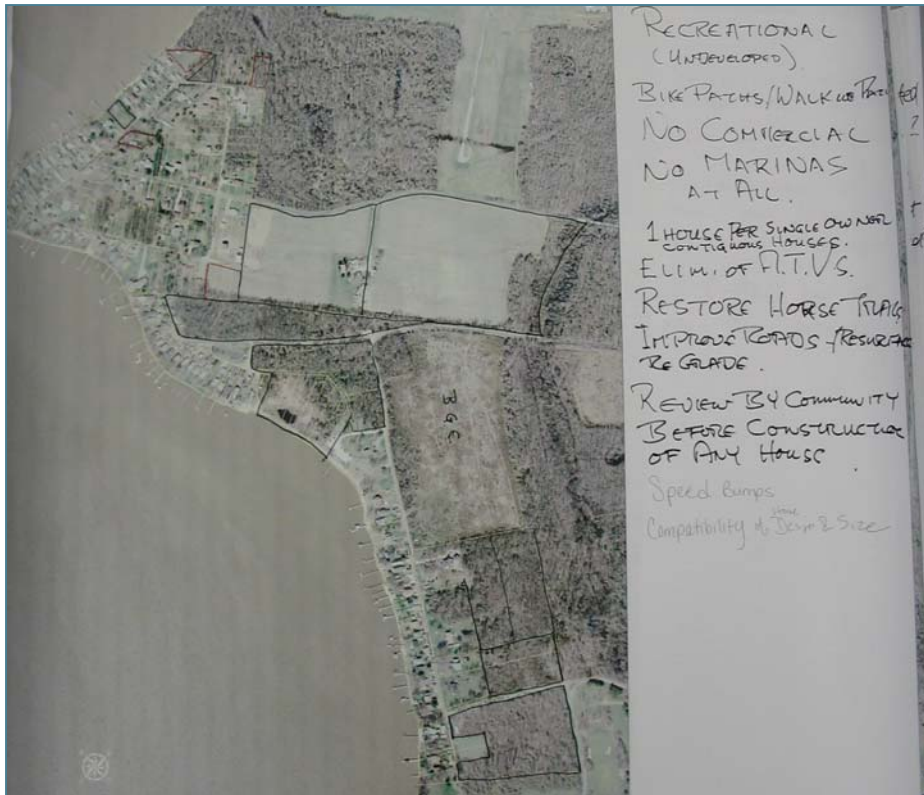
Keep some vacant lots if are below the average, do not let every 50 ft lot develop

otherwise afraid it will look like an urban area, need some sort of compromise
Impervious be kept to the minimum allowed right now of 15%

Ability for larger lots to subdivide for immediate family members without going through re-zoning process

Roads need to be re-paved/re-surfaced before further development

July 29, 2008, Community-at-large



Evergreen Park and Wildwood Beach

Keep preserved areas protected
Build one house on multiple lots—in single ownership

Want to keep option for having public hearing—want review for infill on site-by-site basis

Add bike paths, walking trails
No marinas, or multiple boats at one residence

Restore existing horse trail

Changes should be reviewed by community for all construction

Road improvements—re-surface/grading, speed bumps

New development needs to stay within prescribed building envelope

Recreational (undeveloped) There was much uncertainty as to the future disposition of the surrounding and interior tracts of land

that are currently held in easement or fee by the county and other agencies. They would like clarification and reassurance that

those properties will remain undeveloped.

No commercial uses

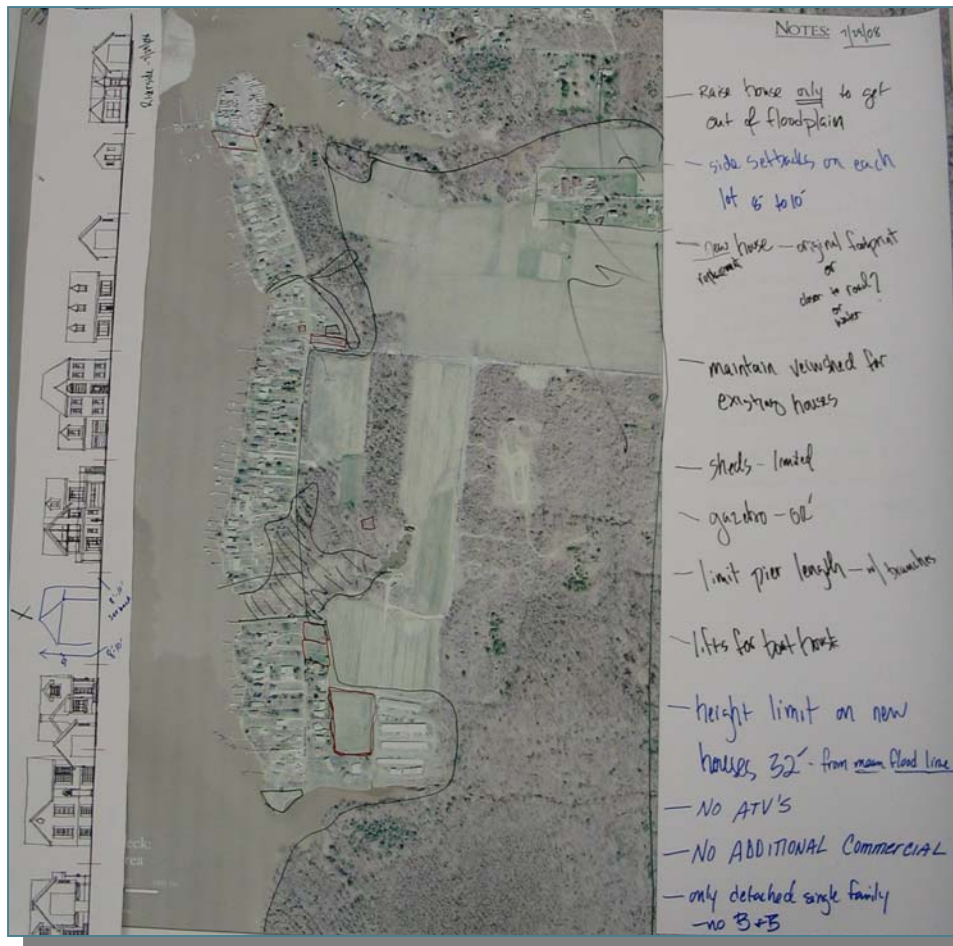
Compatibility of home design and size

In RC5 everyone is required to go through the variance process; neighbors shouldn't have to watch for signs to be posted and then attend hearing in Towson.

Stop side yard setback variance and hearing process

Lower Back River Neck

July 29, 2008, Community-at-large



Riverside

Raise new houses high enough to get out of floodplain, not any higher.

Residential side yard setbacks should be 8 to 10 feet

New or replacement houses should be kept on original footprint?

Maintain water view shed for existing homes

Limit amount of sheds on properties, gazebos are ok

Limit pier length with minimal branches off the main pier

Lifts for bathhouses

Height limit on new homes 32 feet from mean flood line

No ATVs

No additional commercial

Only detached single-family homes, not Bed & Breakfasts

Protected viewshed

Height limit—now exceeding 50 feet

Lower Back River Neck



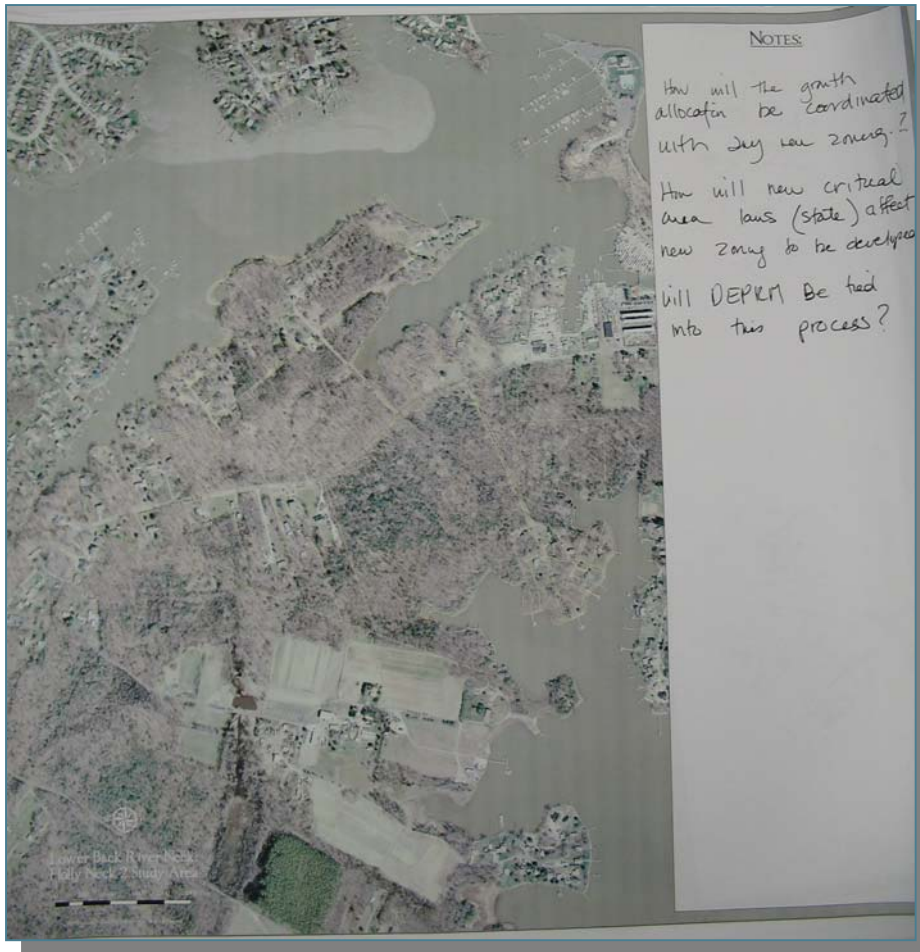
Holly Beach Table 2

Noticed having more vacant lots than they realized
Allow 41' height---no variance required
20' side yard setbacks
Footprint grandfathered
Variances—adjacent neighbors have to sign off
SFDs only, no townhouses, no villas, no marinas, no parks

***Holly Neck Table 1**

No participants attended the July 29th meeting who lived or owned property shown on the Holly Beach map that covered the area east of Engleberth Road.

July 29, 2008, Community-at-large



Holly Beach Table 3

Keep DEPRM and DNR involved in process

Environmental restrictions should be included in new zone

Lower Back River Neck